Map	Block	Lot		CARD	
060.0	0005	0010.0		1 of 1	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	53,600	/	53,600
USE VALUE:	53,600	/	53,600
ASSESSED:	53,600	/	53,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DSBI LLC
Owner 2:	
Owner 3:	
Street 1:	252 MASSACHUSETTS AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOUSING CORPORATION OF -
Owner 2:	ARLINGTON -
Street 1:	252 MASS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This Parcel contains 3,000 Sq. Ft. of land mainly classified as Undev. Land

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	3000.000			53,600	53,600
Total Card	0.069			53,600	53,600
Total Parcel	0.069			53,600	53,600

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

User Acct 39960

GIS Ref

GIS Ref

Insp Date

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 060.0-0005-0010.0

!5268!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	132	FV		0	3,000.	53,600	53,600	53,600	Year End Roll	12/18/2019
2019	132	FV		0	3,000.	52,800	52,800	52,800	Year End Roll	1/3/2019
2018	132	FV		0	3,000.	40,500	40,500	40,500	Year End Roll	12/20/2017
2017	132	FV		0	3,000.	38,300	38,300	38,300	Year End Roll	1/3/2017
2016	132	FV		0	3,000.	35,200	35,200	35,200	Year End	1/4/2016
2015	132	FV		0	3,000.	32,900	32,900	32,900	Year End Roll	12/11/2014
2014	132	FV		0	3,000.	30,300	30,300	30,300	Year End Roll	12/16/2013
2013	132	FV		0	4,500.	33,000	33,000	33,000		12/13/2012

PRINT

Date	Time
12/10/20	20:10:43

LAST REV

Date	Time
04/14/20	14:56:29

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5268

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOUSING CORPORA	74228-465		3/3/2020	Mult Lots	2,415,000	No	No		
MAHERIS WILLIAM	70724-594	1	3/12/2018	Abutter	35,000	No	No		
116-118 LOWELL	70724-591		3/12/2018	Convenience	99	No	No		Confirmatory Deed
116-118 LOWELL	62269-234		7/18/2013	Convenience	10	No	No		
CAREY NORMA A,	51479-506		7/24/2008	Portion-Asst	490,000	No	No		ASSOC. PARCEL 60-5-10 "O" LOT
	11657-623		3/15/1969		99	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2013	Info Fm DEED	MM	Mary M
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	39960
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	Undev. Land		3000		Sq. Ft.	Site		0	70.	0.26	6			Unbuild	-85					53,550						53,600	

Total AC/HA: 0.06887 | Total SF/SM: 3000 | Parcel LUC: 132 Undev. Land | Prime NB Desc: ARLINGTON | Total: 53,550 | Spl Credit | Total: 53,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.0000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	BRs:	Baths:	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad		Gross Are	FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

060.0-0005-0010.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	